

028.A

Map

0003

Block

0005.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 986,400 /

USE VALUE: 986,400 /

ASSESSed: 986,400 /

Total Card /

Total Parcel

986,400

986,400

986,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14 -16		WINTER ST, ARLINGTON

OWNERSHIP

Owner 1:	JURAN DARYL TRUSTEE
Owner 2:	DARYL JURAN TRUST
Owner 3:	
Street 1:	14 WINTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	JURAN DARYL -
Owner 2:	-
Street 1:	14-16 WINTER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 2017, having primarily Vinyl Exterior and 2040 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8344																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	986,400			986,400
Total Card	0.000	986,400			986,400
Total Parcel	0.000	986,400			986,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	483.53	/Parcel:	483.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	986,400	0	.		986,400		Year end	12/23/2021
2021	102	FV	958,000	0	.		958,000		Year End Roll	12/10/2020
2020	102	FV	943,800	0	.		943,800	943,800	Year End Roll	12/18/2019
2019	102	FV	873,200	0	.		873,200	873,200	Year End Roll	1/3/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JURAN DARYL,	73370-424	1	9/30/2019	Convenience		1	No	No	
MEI DONGWEI,	72831-222	1	6/26/2019		1,035,000	No	No		
16 WINTER STREE	69851-9		8/30/2017		900,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
8/19/2019	SQ Returned	JO	Jenny O
3/22/2018	Measured	DGM	D Mann
3/22/2018	NEW CONDO	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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